

ZONING CHANGE REVIEW SHEET

CASE NUMBER: HDP-2016-0157

HLC DATE:

March 28, 2016

April 25, 2016

May 23, 2016

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Griffin-Murphy-Allen House

WATERSHED: Boggy Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1175 San Bernard Street

ZONING FROM: SF-3-NP to SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning for the footprint of the original house with a 20-foot buffer.

The owner has filed a valid petition against any proposed zoning change.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: **March 28, 2016:** Postponed to April 25, 2016 due to the lateness of the hour. **April 25, 2016:** Initiated the historic zoning case. Vote: 7-3 (Papavasiliou, Panju, and Whitworth voting no).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is not listed in any City survey.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

Organization of East Austin Neighborhoods (OCEAN)

BASIS FOR RECOMMENDATION:

Architecture:

One-story, wing-and-gable plan frame house with a partial-width inset porch on paired plain square wood posts and stone piers; transom over the glazed front door; large, non-historic picture window with sliding sashes in the bottom in the principal façade.

Historical Associations:

The house appears to have been built around 1903 by Green W. Griffin, a carpenter who later moved to a large house at 1202 Garden Street, and which has been designated as a

city historic landmark – the McGown-Griffin House. Green W. and Jessie Griffin lived in this house on San Bernard Street until around 1915. The house was then occupied by Rufus and Mamie Overstreet, who lived here from around 1917 to around 1919. Rufus Overstreet was a plasterer, and after living in this house, he moved to Houston. He returned to Austin at some point in the late 1920s – at the time of his death in 1932, he was living in Austin.

Beginning around 1923, the house made the transition from Anglo families to African-American families. Henry W. and Eva Walker are listed as the owners of the house in the 1924 city directory, which notes that they were African-American. Around 1928, the house was purchased by Lee Andrew and Beulah Murphy, who lived here until around 1946. Lee Andrew Murphy was a waiter at the Austin Country Club, while Beulah J. Murphy was a stenographer for Nathan Rhambo, who ran a mortuary and embalming service for Austin's African-American community. The 1940 U.S. Census shows Beulah Murphy as a lodger in the home of an African-American school teacher in Washington, D.C., where she was working as a stenographer in a private office. Lee Andrew Murphy is not listed in the 1940 census report.

From around 1950 until his death in 1965, Rev. Rogers Q. Allen, and his wife, Lonnie owned this house. Rev. Rogers Q. Allen was born in Caldwell County, Texas to a preacher, and took up the gospel himself throughout his life. In 1939, he established the Corinth Missionary Baptist Church on E. 16th Street in Austin, and served as its pastor until his death in 1965.

From 1965 until the mid-1980s, when they passed away, the house was the home of Emmett and Dessie Washington, a retired couple.

PARCEL NO.: 0207080604

LEGAL DESCRIPTION: S 33 FT OF LOT 4 *& N 27 FT OF LOT 1 BLK 5 OLT 56 DIV B ROBERTSON GEO L SUBD

ESTIMATED ANNUAL TAX ABATEMENT: \$4,469 (owner-occupied); city portion: \$1,333 (capped). Income producing: \$2,387; city portion: \$667.

APPRAISED VALUE: \$407,565

PRESENT USE: Residential (vacant)

CONDITION: Fair

PRESENT OWNERS:

Marvin and Lois Griffin Living Trust
2632 Barton Hills Drive
Austin, Texas 78704

DATE BUILT: ca. 1903

ALTERATIONS/ADDITIONS: Front window replaced at an unknown time.

ORIGINAL OWNER(S): Green W. Griffin (1903)

OTHER HISTORICAL DESIGNATIONS: None.

May 12, 2016

Dr. Marva Griffin Carter
3404 Lionsgate Court
Lithonia, GA 30038

Re: HDP-2016-0157

City of Austin Historic Preservation Officer
Hon. Chair Galindo and Honorable Commissioners
The Historic Landmark Commission of the City of Austin
Austin, Texas

Dear Commissioners and Staff:

I am Marva Griffin Carter, the owner of the house at 1175 San Bernard Street in Austin, Texas.

This home bears little resemblance to its original structure due to extensive changes that have been made to it over the years. The present structure is dilapidated and uninhabitable well beyond any value that could be recaptured by repairs. It is increasingly evident that this house does not meet the criteria for historic zoning as set forth in the city code. Therefore, I am submitting a valid petition as the homeowner against any attempt by any party to change the zoning of this property from Single Family Three (SF-3) status.

Thank you for your favorable consideration of this petition so that my family's estate matters maybe expeditiously executed.

Sincerely,

A handwritten signature in cursive script that reads "Marva Griffin Carter". The signature is written in black ink and is positioned above the printed name and title.

Marva Griffin Carter, Ph.D.
Executrix of the Marvin C. Griffin Estate

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: HDP-2016-00157
1175 SAN BERNARD

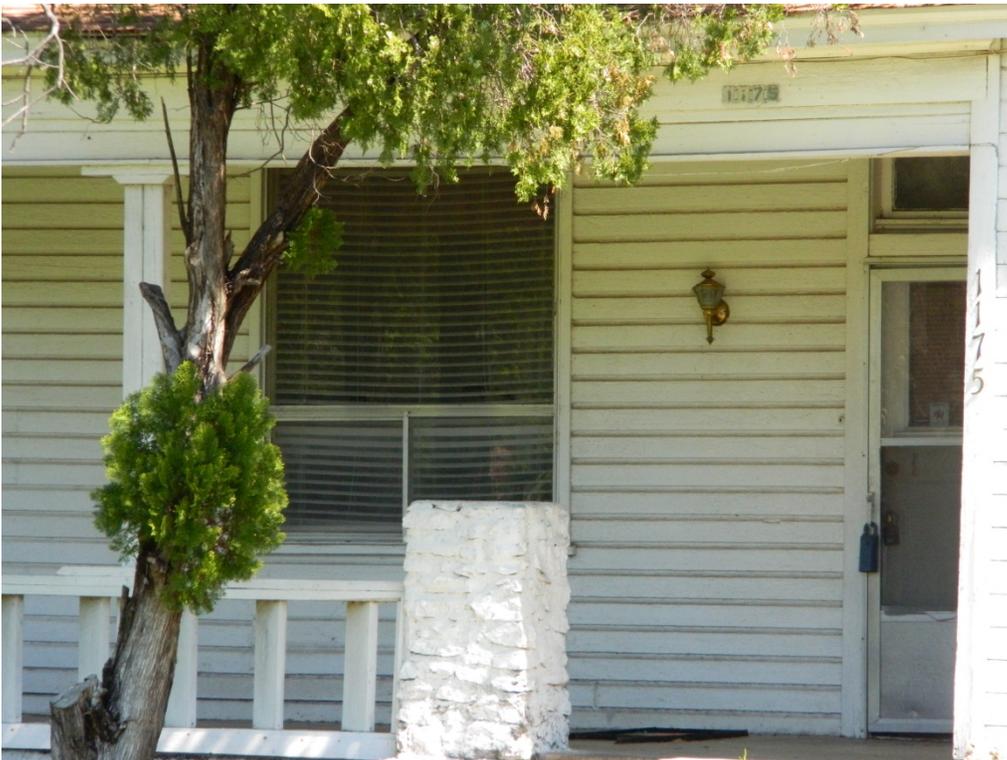


1" = 250'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1175 San Bernard Street
ca. 1903



OCCUPANCY HISTORY 1175 San Bernard Street

City Directory Research, Austin History Center
By City Historic Preservation Office
March, 2016

- | | |
|---------|---|
| 1992 | Hallie B. Ward, owner
No occupation listed |
| 1985-86 | Emmitt and Dessie M. Washington, owners
Retired |
| 1981 | Emmitt and Dessie M. Washington, owners
Retired |
| 1977 | Emmitt and Dessie M. Washington, owners
Retired |
| 1973 | Emmitt and Dessie M. Washington, owners
Retired |
| 1968 | Emmitt and Dessie Mae Washington, owners
Retired |
| 1962 | Rev. Roger Q. and Lonnie J. Allen, owners
Pastor, Corinth Baptist Church, 1700 E. 16 th Street.
NOTE: Emmitt and Dessie M. Washington are not listed in the directory. |
| 1959 | Rev. Roger Q. and Lonnie J. Allen, owners
Pastor, Corinth Baptist Church, 1700 E. 16 th Street. |
| 1955 | Rev. Roger Q. and Lonnie J. Allen, owners
Pastor, Corinth Baptist Church, 1700 E. 16 th Street. |
| 1952 | Rev. Roger Q. and Lonnie J. Allen, owners
Pastor, Corinth Baptist Church, 1700 E. 16 th Street. |
| 1949 | Leona J. Anderson, renter
There is no listing for a Leona J. Anderson in the alphabetical section of the directory.
NOTE: Roger Q. and May B. Allen are listed at 1703 Kinney Avenue; he was the pastor of the Corinth Baptist Church, 1700 E. 16 th Street. |
| 1947 | Leona J. Anderson, renter
Teacher, public schools |
| 1944-45 | L. Andrew and Beulah Murphy, owners
Waiter |
| 1941 | L. Andrew and Beulah Murphy, owners |

Waiter, Country Club of Austin, south side of E. 41st Street, 1 house west of Red River Street.

Also listed are the Rev. William and Lonnie J. Anderson; he had no occupation shown.

- 1939 L. Andrew and Beulah Murphy, owners
Waiter, Austin Country Club
NOTE: William and Lonnie J. Anderson are not listed in the directory.
- 1937 L. Andrew and Beulah Murphy, owners
Presser, Joseph C. Stevenson, clothes cleaner, 1108 E. 12th Street.
- 1935 Lee A. and Beulah Murphy, owners
No occupation listed
- 1932-33 Lee A. and Beulah Murphy, owners
No occupation listed
NOTE: The house is listed as 1173 San Bernard Street.
- 1930-31 L.A. and Beulah Murphy (colored), owners
No occupation listed
NOTE: The house is listed as 1173 San Bernard Street.
- 1929 Andrew J. and Beulah Murphy (colored), owners
Andrew: No occupation listed
Beulah: Stenographer, Nathan W. Rhambo (colored), funeral director and embalmer, 503 Neches Street.
NOTE: The house is listed as 1173 San Bernard Street.
- 1927 Carrie Peterson (colored), renter
There is no listing for a Carrie Peterson in the alphabetical section of the directory.
NOTE: A.J. and Beulah Murphy are listed at 1194 San Bernard Street; he was a porter at the American National Bank; she was a stenographer for N.W. Rhambo, funeral director and embalmer, 503 Neches Street.
NOTE: The house is listed as 1173 San Bernard Street.
- 1924 Henry W. and Eva Walker (colored), owners
Carpenter
NOTE: The house is listed as 1173 San Bernard Street.
- 1922 Claude A. and Maude McDaniel, renters
No occupation listed
NOTE: The house is listed as 1173 San Bernard Street.
- 1920 Vacant
NOTE: The house is listed as 1173 San Bernard Street.
- 1918 Rufus and Mamie F. Overstreet, renters
Plasterer
NOTE: The house is listed as 1173 San Bernard Street.
- 1916 James A. Hickey
Bricklayer
NOTE: The house is listed as 1173 San Bernard Street.

- 1914 Green W. Griffin
Carpenter, Fischer & Lambie, general contractors, 108 W. 5th Street.
NOTE: The house is listed as 1173 San Bernard Street.
- 1912-13 Green W. Griffin
Carpenter
NOTE: The house is listed as 1173 San Bernard Street.
- 1910-11 Green W. Griffin
Carpenter
NOTE: The house is listed as 1173 San Bernard Street.
- 1909-10 Green W. Griffin
Carpenter
NOTE: The house is listed as 1307 San Bernard Street.
- 1906-07 Green W. Griffin
Carpenter, Fischer & Lambie, contractors, 108 W. 5th Street.
NOTE: The house is listed as 1311 San Bernard Street.
- 1905 Green W. Griffin
Carpenter
NOTE: The house is listed as 1311 San Bernard Street.
- 1903-04 Unknown
NOTE: Green W. Griffin is listed at 900 E. 14th Street; he was a foreman carpenter for Robert C. Lambie, contractor, carpenter, and builder, 110 W. 9th Street.

BIOGRAPHICAL NOTES:

Green W. and Jessie H. Griffin (ca. 1903 – ca. 1915)

Green W. and Jessie H. Griffin appear in the 1900 U.S. Census at 900 E. 14th Street, a house they owned. Green W. Griffin was 33, had been born in Texas to Tennessee-born parents, and was a carpenter. Jessie H. Griffin was 27, had been born in Texas to Tennessee-born parents, and had no occupation listed. They had a daughter, Hazel, 6, who had been born in Texas.

The 1910 U.S. Census shows Green W. and Jessie H. Griffin as the owners of this house. Green W. Griffin was a 42-year old carpenter. Jessie H. Griffin had no occupation listed. Besides their daughter Hazel, 16, Green's brother Calvin, 44, lived with them. He was a carpenter.

The 1920 U.S. Census shows Green W. and Jessie H. Griffin at 1202 Garden Street (a city historic landmark – the McGown-Griffin House), which is listed as 83 Waller Street. They are shown as the owners. Green W. Griffin is shown as a carpenter. With them lived Green's brother, Calvin, an invalid.

The 1930 U.S. Census shows Green W. and Jessie H. Griffin as the owners of the house at 1202 Garden Street, which is listed as 83 Waller Street. The house was worth \$5,000. Green W. Griffin was a carpenter. Neither Hazel nor Calvin Griffin are shown in the census report. The Griffins roomers, Wiley W. and Ella Mangum. Wiley Mangum was a 58-year old, Georgia-born night watchman at the compress. Ella Mangum was 54, had been born in Missouri, and had no occupation listed.

The 1940 U.S. Census shows Green W. and Jessie H. Griffin as the owners of the house at 1202 Garden Street, which was worth \$2,500. Green W. Griffin had no occupation listed. With them lived their daughter, Hazel Bach, and Hazel's husband, Alfred A. Bach, a 57-year old

Pennsylvania-born carpenter-contractor. Hazel had no occupation listed. Alfred and Hazel's 2 children also lived in the house: Margaret H. Bach, 27, a beautician in a beauty salon; and Alfred G. Bach, 17, who had no occupation listed. Both children had been born in Texas.

G. W. GRIFFIN

G. W. (Tobe) Griffin, 95, of 1202 Garden Street, died in a local hospital Wednesday. He was a retired contractor and a deacon of East Avenue Baptist Church, where he had been a member for 65 years.

Survivors include his widow, Mrs. Annie Griffin; daughter, Mrs. Hazel Bach of Austin; a step-son, Burnham Fallwell of Austin; three granddaughters, Mrs. Margaret Cook and Mrs. Mildred Huber of Austin, and Mrs. Jessie Mae Wise of Venezuela; grandson, Alfred G. Bach of Temple; and 7 great-grandchildren.

Funeral services will be held Friday at 2 p.m. at Cook Funeral Home with Rev. E. L. Sparks officiating. Burial will be in Oakwood Cemetery.

Pallbearers will be Sam Griffin, Gordon W. Griffin, M. Eugene Bounds, H. D. Reich Jr., Grover Griffin, Charles Morrison and W. A. Douglas.

Obituary of Green W. Griffin
Austin American, January 17, 1963

G. W. GRIFFIN
Funeral services for G. W.
(Tobe) Griffin, 1202 Garden
Street, will be held Friday at 2
p.m. at Cook Funeral Home with
Rev. E. L. Sparks officiating. Bur-
ial will be in Oakwood Cemetery.

Funeral notice for Green W. Griffin
 Austin American, January 18, 1963

Rufus and Mamie Overstreet (ca. 1917 – ca. 1919)

Rufus and Mamie Overstreet appear in the 1900 U.S. Census at 906 E. 14th Street. Rufus Overstreet was 35, had been born in Texas to Mississippi-born parents, and was a plasterer. Mamie F. Overstreet was 31, had been born in Texas, and had no occupation listed. They had 5 children: Rufus, 11; Freddie, 7; William, 5; Eula M., 3; and Joe, 1. With them lived Mamie Overstreet's brother, Richard Henderson, 22, who had been born in Texas, and was a day laborer.

The 1910 U.S. Census shows Rufus and Mamie Overstreet (spelled Oglestreet) at 900 E. 12th Street. Rufus Overstreet was a 43-year old house plasterer. Mamie's birthplace is now listed as Florida. The children living with them were Freddie, 17, a house plasterer; Eula, 13; Jodie, 11; Oscar, 9; Onie, 6; and Clemmie, 2.

The 1920 U.S. Census shows Rufus and Mary F. Overstreet living in a rented house in Houston, Texas. Rufus was a 54-year old house plasterer. Mary F. Overstreet was 51, had been born in Florida, and had no occupation listed. The children living with them were Joe, 20, a house plasterer; Clemmie, 12; and Richard, 9.

At the time of his death in 1932, Rufus Overstreet was living at 1612 E. 6th Street in Austin. He was born in 1864 in Texas, and was a plasterer.

Lee Andrew and Beulah J. Murphy (ca. 1928 – ca. 1946)

Lee Andrew and Beulah Murphy appear in the 1920 U.S. Census as the renters of an apartment at 814 E. 12th Street in Austin. Lee Andrew Murphy was 36, had been born in Texas, and was a butler for a private family. Beulah Murphy was 22, had been born in Texas, and had no occupation listed. They had no children listed with them.

The 1930 U.S. Census shows L.A. and Beulah J. Murphy as the owners of this house, which was worth \$3,000. L.A. Murphy was 42, had been born in Texas, and was a custodian at the Post Office. Beulah J. Murphy was 29, had been born in Texas, and was a stenographer and book-keeper for an undertaker.

Beulah J. Murphy appears in the 1940 U.S. Census for Washington, D.C., where she is listed as a lodger in the home of Alice H. Jackson, a widowed public school teacher. Beulah J. Murphy was born in Texas and lived in Austin in 1935. She was married, and worked as a stenographer in a private office. Her husband is not listed with her.

Rev. Rogers Q. and Lonnie J. Allen (ca. 1950 – ca. 1965)

Roger Allen appears in the 1900 U.S. Census for Caldwell County, Texas as the 9 year old son of James and Ella Allen. Roger had been born in Texas, and is the 5th of the couple's 7

children. Roger's father, James Allen, was born in Texas, and was a "minister of the gospel." Roger is listed as being at school.

His 1917 World War I draft registration card shows that Rogers Q. Allen was born in Lockhart, Texas on May 1, 1892. He was living at Del Valle in Bastrop County at the time of his registration and was engaged in farming. He was single, tall, and stout.

The 1930 U.S. Census shows R.Q. and Mary Belle Allen as the owners of a house on Route 5 in rural Travis County. R.Q. Allen was 36, had been born in Texas, and was a minister of a Baptist Church. Mary Belle Allen was 30, had been born in Texas, and had no occupation listed. They had no children listed with them.

The 1940 U.S. Census shows R.Q. and May Belle Allen as the owners of the house at 1703 Kinney Avenue in South Austin. R.Q. Allen was 41, had been born in Texas, and was a preacher. May Belle Allen was 38, had been born in Texas, and had no occupation listed. They had no children listed with them.



Rev. Rogers Q. Allen

Corinth Missionary Baptist Church was organized on March 23, 1939 on the south corner of the present lot in a 12 x 12 room with 12 members present. Rev. R.Q. Allen was the moderator of the meeting. Rev. Allen was called as pastor that same night and he served as pastor of Corinth Missionary Baptist Church for 26 years.

From the Corinth Missionary Baptist Church website.

REV. ROGERS Q. ALLEN

Funeral for Rev. Rogers Q. Allen, who died Tuesday, will be Friday at 3 p.m. at Greater Mt. Zion Baptist Church with Rev. J. H. Washington officiating. Burial will be in Evergreen Cemetery under direction of Fuller Mercer Sheffield Funeral Service.

Survivors include his widow, Mrs. Lonnie J. Allen; three brothers, Roscoe Allen, Joe Allen and Eddie Allen, Fort Worth.

Pallbearers will be the Revs. V. M. Brown, O. T. Arnold, M. C. Arnold, V. H. Horton, George Clark, and Fred Van Landt.

Obituary of Rev. Rogers Q. Allen
Austin American, July 30, 1965

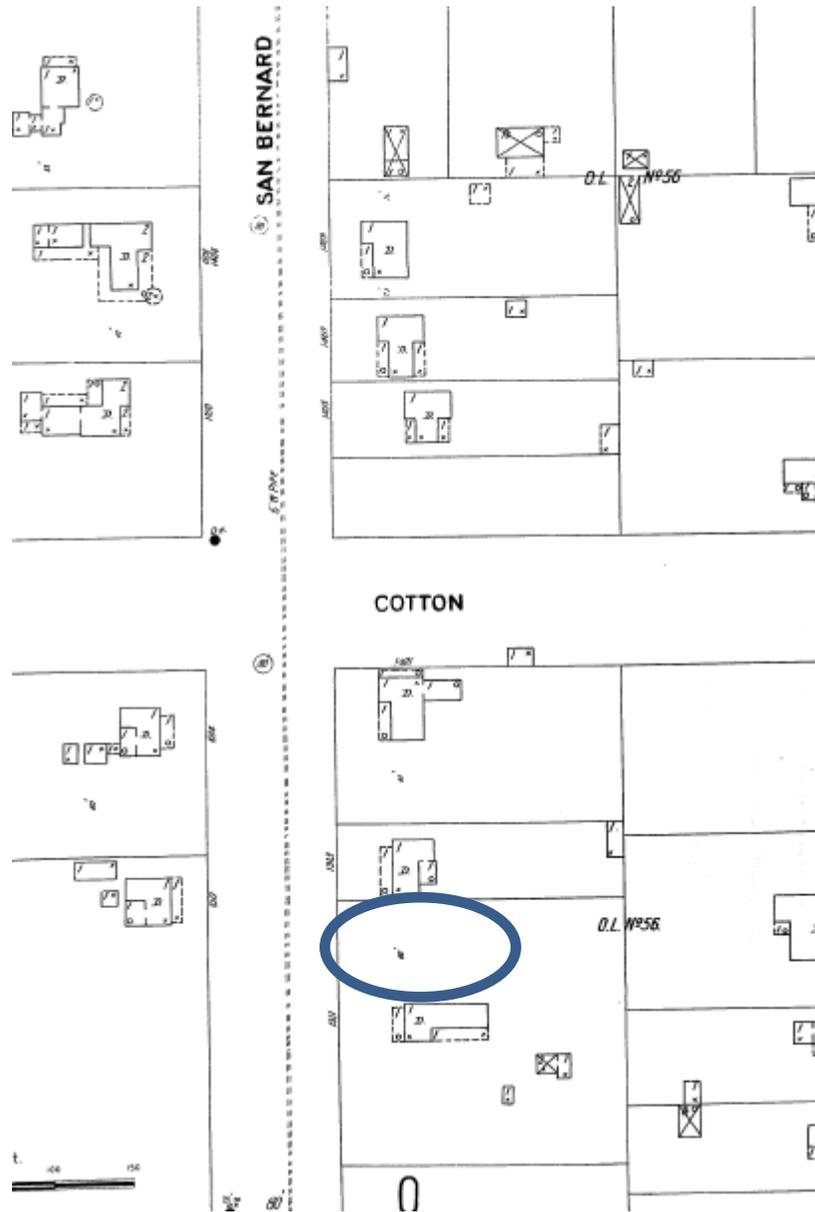
Emmitt and Dessie Mae Washington (ca. 1965 – ca. 1985)

WASHINGTON, Dessie, 76, 1175 San Bernard St., died Tuesday. Services 4 p.m. today at King-Tears Mortuary. Burial, Evergreen Cemetery.

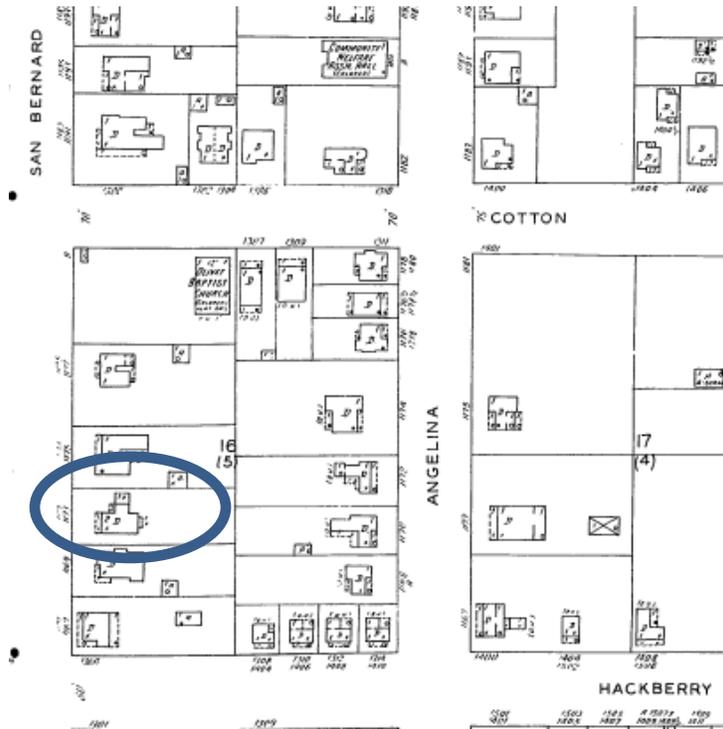
Death notice for Dessie Washington
Austin American-Statesman, January 22, 1982

WASHINGTON, Emmett, 85, of Austin died Saturday. Services 11 a.m. Thursday at Lois Jones Funeral Home. Burial Evergreen Cemetery.

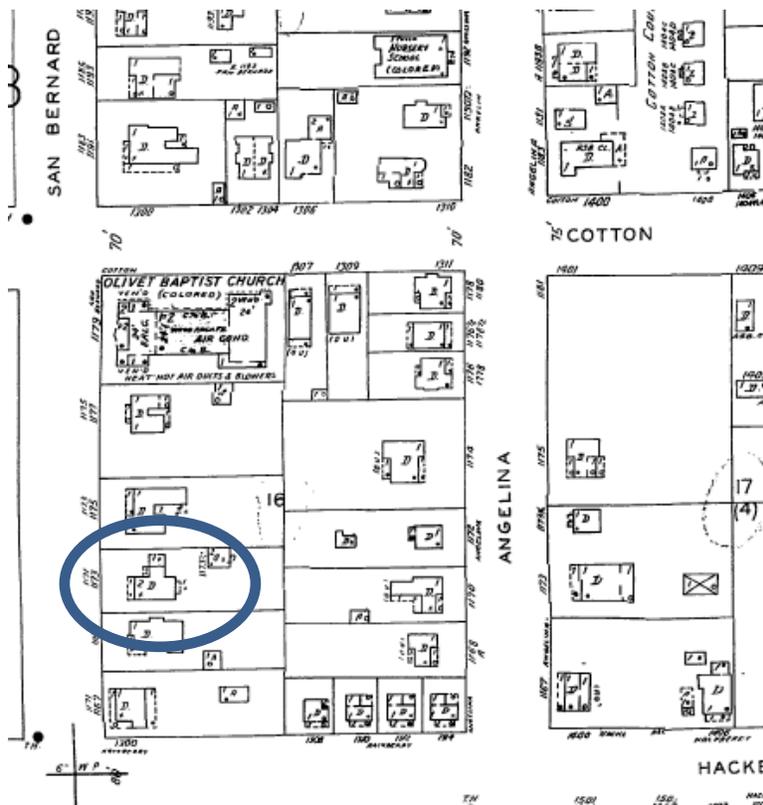
Death notice for Emmett Washington
Austin American-Statesman, August 7, 1985



The house does not appear on the 1900 Sanborn map.



The 1935 Sanborn map shows the house with a modification to the back side porch. The old house number of 1173 and the new house number of 1175 San Bernard are shown.



The 1962 Sanborn map shows the same configuration as the 1935 map above. The old house number of 1173 and the new house number of 1175 San Bernard are shown.